

Borehamwood - The Auction House, Glenhaven Avenue WD6 1AY  
Office/Commercial Premises with Parking to Rent (Class E)



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Borehamwood - The Auction House, Glenhaven Avenue WD6 1AY

## Office/Commercial Premises with Parking to Rent (Class E)



### Property Features:

- Comprises two-storey office building with parking
- Suitable for variety of uses (Class E), including medical, educational and professional services
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Situated within short walk from Borehamwood Station (Thameslink), providing services to Central London, Luton, Bedford, Gatwick and Brighton.

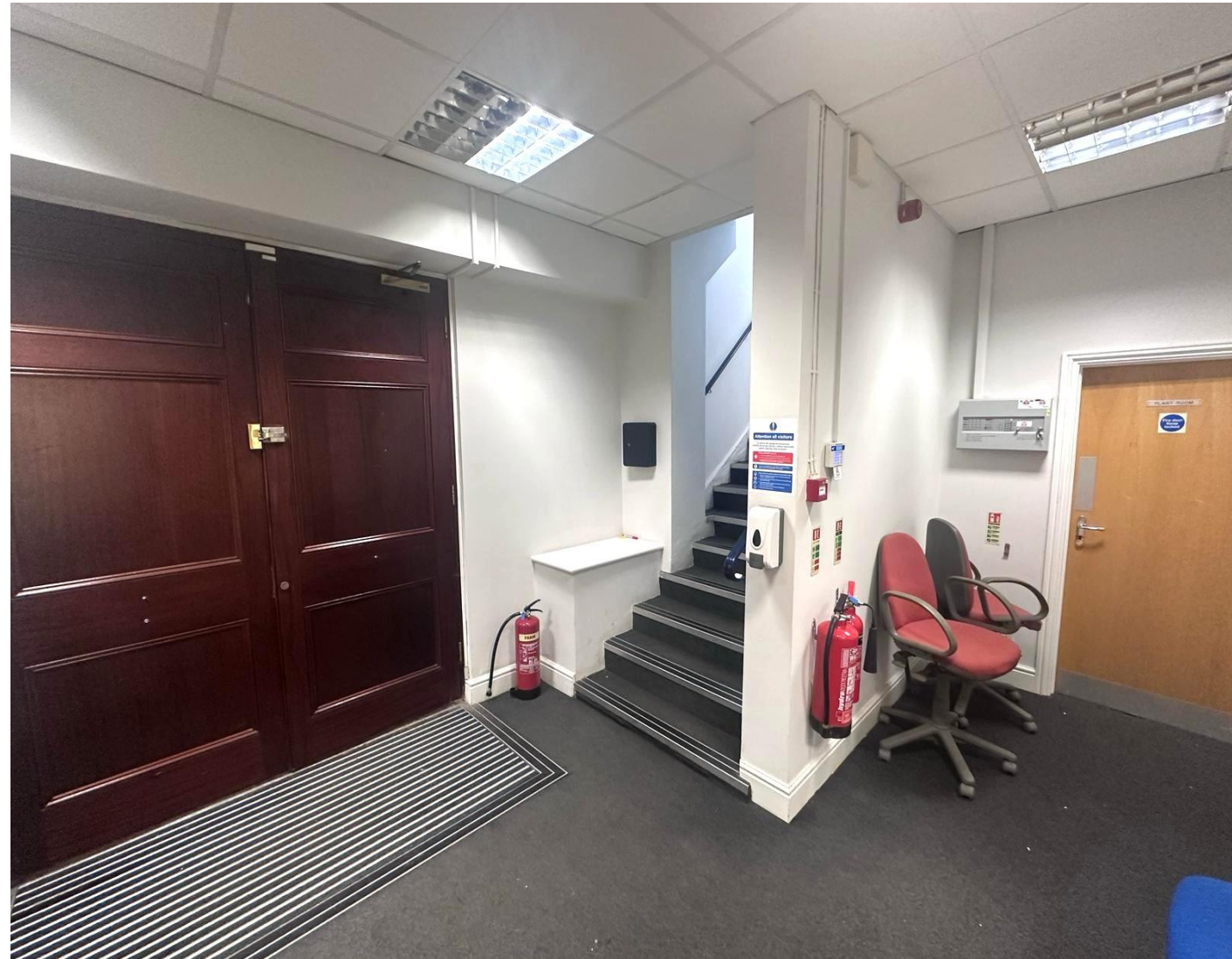
### Property Description:

Comprises two-storey office building with 4 car parking spaces at front, providing the following accommodation and dimensions:

Ground Floor: Reception, office, kitchen, wc's

First Floor: 2 Large office areas (fully air conditioned)

Total GIA: 129 sq m (1,392 sq ft)



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £576.92 per week (PCM: £2,500)

Deposit: £7,500 (3 Months)

### Rateable Value:

Rateable Value - £15,000 p.a.

Rates Payable - £7,550 p.a.

### EPC:

The property benefits from a E Rating. Certificate and further details available on request.

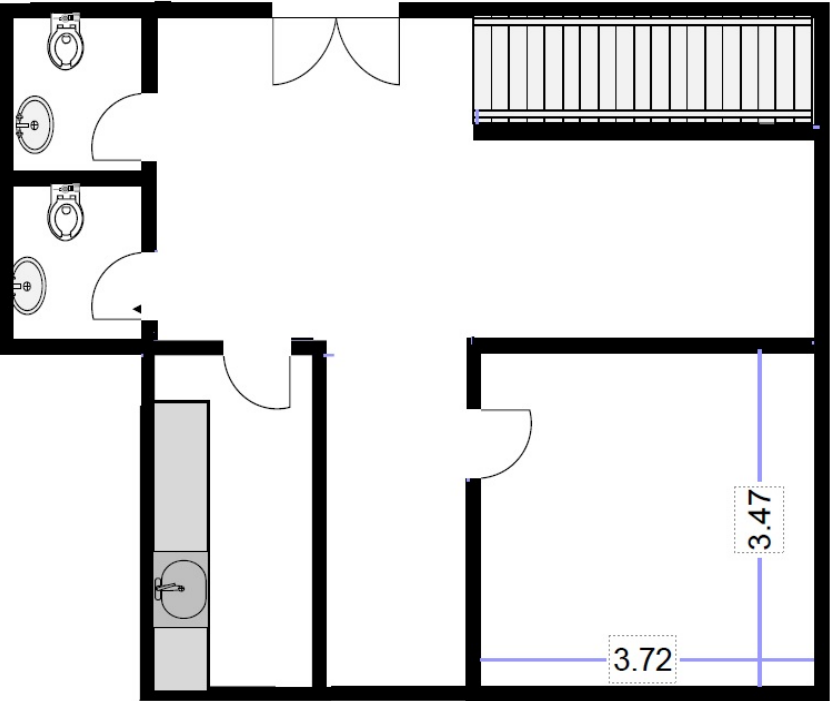


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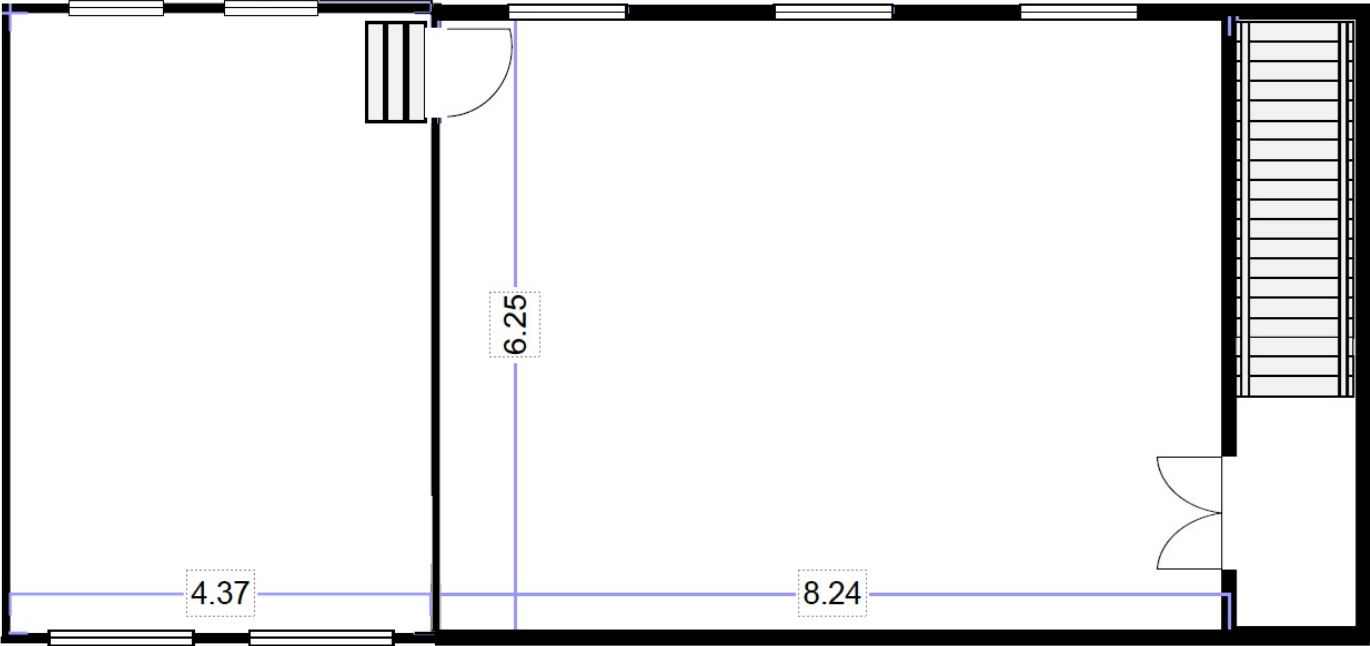
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Ground Floor



First Floor

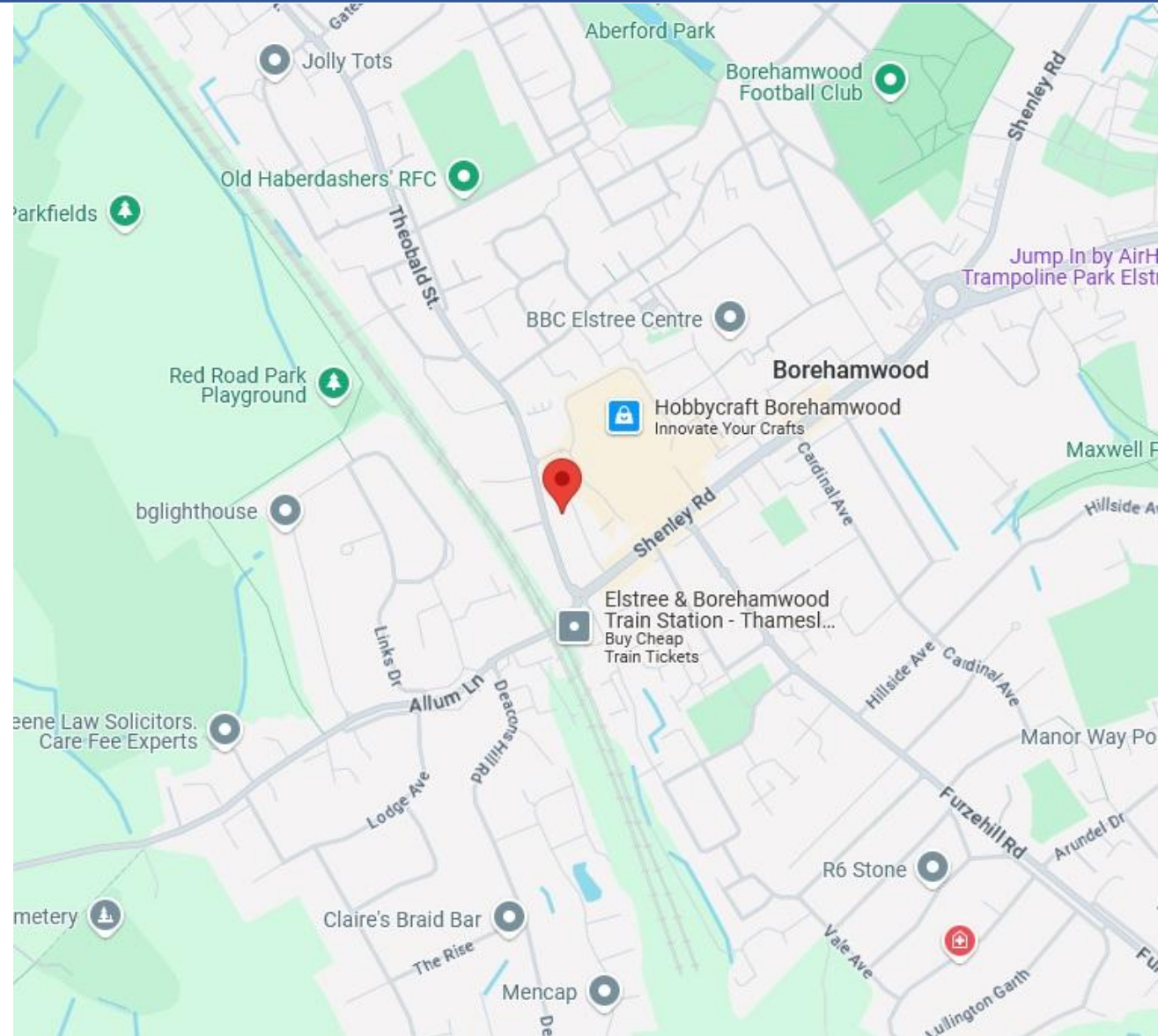
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### Location:

Conveniently located in the heart of Borehamwood Town Centre within a few minutes' walk from Elstree and Borehamwood Station (Thameslink) for services to Central London, Luton, Bedford, Gatwick and Brighton. Borehamwood shopping Park is located virtually next to the property for easy access to many amenities including Boots, Marks and Spencer, Next, Aldi, Costa Coffee etc. Shenley Road is also within a 30 second walk for access to Borehamwood High Street's shops, restaurants, café's and other amenities. Bus services and shopping facilities are readily available.

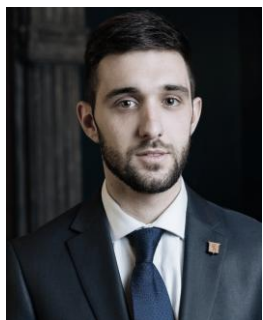


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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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